



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-8893
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Planning Board Minutes
Monday, May 2, 2016

Approved: May 18, 2016

Meeting was called to order by Chairman, Joseph Vlcek at 7:30pm.
Members present: Joshua Kelly, Joan Simmons, George Basbanes and Brett Rock
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Building Permit – 445 River Street – Lot 7 - Potvin

Mr. Potvin attended the meeting for a building permit signature for lot 7 on River Street. This is one of McGovern's four lots approved back in 2009. Brett made a motion to sign the permit. George 2nd the motion. – Motion passed unanimously.

Building Permit – 10 Lake Circle – Cullip

Ms. Cullip presented a building permit for 10 Lake Circle. This property is a lake front lot. The Cullips received approval from the Zoning Board of Appeals to tear down the existing house and build a new home. Brett made a motion to sign the permit. George 2nd the motion. – Motion passed unanimously.

Building Permit – 22 Robbins Farm Road – Tully

Mr. Tully appeared before the Board for a signature on a building permit for 22 Robbins Farm Road. This lot was a previously approved subdivision lot. George made a motion to sign the building permit. Joan 2nd the motion. – Motion passed unanimously.

Public Hearing – Modification of a Definitive Subdivision – Alexander Way

Joe opened the hearing at 7:42pm. The Secretary read the hearing notice. Gerry Welch was in attendance to explain the modifications.

Culvert on Lot 11

The first modification involves an extension to the culvert under the emergency access drive further into Lot 11, relocation of the house, driveway and septic system. The changes were reviewed by Town Engineer, Jeff Rider whose comments were addressed by Mr. Welch's engineer in a letter dated April 14, 2016. Mr. Welch agreed to put in Lot 11's deed that the owner of the lot will be responsible for maintaining the pipe including cleaning it out and making any necessary repairs so water will not backup onto abutting property. As the culvert is not in the town's right of way, the burden of the system will be on the owner of Lot 11. Josh made a motion that if approved by the Planning Board; Mr. Welch will put in the deed for Lot 11 that the owner is responsible for the entire culvert system on their property including the maintenance. Further, Mr. Welch



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will provide to Town Counsel and the Planning Board a copy of the proposed deed before selling the property. George 2nd the motion. – Motion passed unanimously.

Access Road

Mr. Welch explained that at a previous meeting, the Planning Board requested that the access road be continued an additional 150' (12'-14' wide) so it is accessible to emergency vehicles from Larter Field. The Board asked how much earth will need to be removed. Mr. Welch replied "none". He explained that there won't be a change in the grade, just flattening out of the area. Joan asked Mr. Welch to verify the location of wells in the area prior to construction. The access road will remain gravel. Residents in attendance asked for chains and locks at the entrance near Larter Field and also at the point where the railroad bed intersects the access road. Mr. Welch agreed to do this work also. The potential buyer for Lot 11 was in attendance and asked who would be responsible for the section of access road on Lot 11 if someone was injured? The Board replied that they believe the owner of Lot 11 would because they will own that section of the property that has an easement on it. He was told that for further advice, he should contact his attorney and homeowner's insurance company. After the discussion, George made a motion to close the hearing. Josh 2nd the motion. – Motion passed unanimously. Josh then made a motion to approve the requests for modifications to the Alexander Way subdivision as: 1) described in a letter from Stamski and McNary, Inc. dated April 7, 2016 with the added condition on the deed that was voted on tonight, and 2) the modification for the extension of the access road with two chains and locks provided by Mr. Welch. George 2nd the motion. – Motion passed unanimously.

River's Edge Estates – Chapman Street – Request for Lot Releases

Mark White from Bentley Building Corp asked to be on the agenda to request a release of lots on Chapman Street. Currently the lots are held under a Form F covenant. Mr. White and Town Engineer Pat Flaherty agreed to the road bond estimate of \$496,818.73. Mr. White said that although there is close to \$100,000 of the \$496,818.73 that has already been completed (cistern) or in materials on site; he is willing to bond the entire amount. The remaining eleven lots will be held as security for the completion of the road and utilities. Mr. Flaherty said that everything is going well with the subdivision. Road Commissioner Mike Martin said that so far everything that they have requested has been done. Joan made a motion to release lots 2, 8, 9, 10, 11, 15 and 17. Josh 2nd the motion. – Motion passed unanimously.

Stormwater Bylaw – Jeff Rider

Jeff attended the meeting at the request of the Town Administrator to talk with the



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Board regarding the proposed Stormwater Bylaw and the Planning Board's involvement. Jeff explained that the bylaw is a result of a mandate by the EPA. If this bylaw is not passed and regulations put in place, once the MS4 permit goes into effect, the town will be in violation and could be fined. Once approved at Town Meeting, Jeff will work with the Town Administrator on regulations and the application.

Meeting Minutes – April 4, 2016

George made a motion to approve the meeting minutes, with Joan's correction, from the April 4th meeting. Brett 2nd the motion. – Motion passed unanimously.

Review/Sign Bills and Payroll

George made a motion to approve the 53G account invoices and the Secretary's payroll. Joan 2nd the motion. – Motion passed unanimously.

53G Account – Bacon – 461 Forest St Lot 4 – backland lot

The Secretary told members that she received the final invoice for the Bacon backland lot 53G account and would like to return the remaining funds to the Bacon's. George made a motion to return the balance to the Bacons. Joan 2nd the motion. – Motion passed unanimously.

Notice of Intent to See Property – 440 Pond Street

The Board received a notice that Martha Myers Trustee of the NK Lahue Realty Trust plans on selling 27 acres on Pond Street currently under Chapter. As required by law, the Planning Board was notified. It was agreed that the Board had "no opinion" on whether the town should or shouldn't exercise their right to purchase the property. A letter will be forwarded to the Board of Selectmen.

Additional Topics Discussed Not Noted on the Agenda

Complete Streets Document

The Secretary handed out the "Complete Streets" document for review that was sent by the Town Administrator.

George made a motion to close the meeting at 9:13pm. Brett 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary - Dunstable Planning Board